

HUNTERS[®]

HERE TO GET *you* THERE



163 Filton Avenue

Horfield, Bristol, BS7 0AU

£375,000



Council Tax: C



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DESCRIPTION

Hunters are pleased to bring to the market this fantastic investment opportunity to purchase this well presented terrace house which is offered to the market as an ongoing investment. The property is currently rented as a 6 bedroom student let (contracted until June 2026) at a current monthly rent of £2400 PCM (£28,800 year) which presents an attractive yield and immediate returns for a discerning investor.

The property enjoys an excellent position in the ever-popular Horfield area of Bristol. Situated a short walk to the vibrant Gloucester Road, renowned for it's electric mix of shops, cafes, bars and restaurants, as well as excellent bus routes to the University of the West of England, Bristol University and the city centre. Horfield leisure centre and local parks are close by, enhancing the property's appeal for professionals and students alike.

The spacious accommodation comprises to the ground floor: entrance hallway, lounge, bedroom/reception, modern 21ft fitted kitchen. Upstairs can be found a modern shower room, 2 double bedrooms and a generous single bedroom. Externally there is a good size rear garden laid to lawn.

This is a ready-made investment within a high-demand rental location.

ENTRANCE HALLWAY

Electric meter cupboard, stairs rising to first floor, doors leading to: lounge, kitchen and reception/bedroom 4.

LOUNGE

14'8" (into bay) x 11'0" (4.47m (into bay) x 3.35m)
UPVC double glazed window to rear, picture rail.

KITCHEN/BREAKFAST ROOM

21'5" (max) x 11'0" (6.53m (max) x 3.35m)

UPVC double glazed window to rear, opaque UPVC double glazed door to side leading out to rear garden, range off fitted wall and base units, laminate work top, matching breakfast bar, built in stainless steel electric oven and gas hob, extractor fan hood, space for under counter fridge and freezer, space for tumble dryer and washing machine, stainless steel sink bowl unit with mixer tap, Opaque UPVC double glazed door to side leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, picture rail, doors leading to bedrooms and bathroom.

BEDROOM ONE

13'8" x 11'0" (max) (4.17m x 3.35m (max))

UPVC double glazed window to front, picture rail.

BEDROOM TWO

11'11" x 11'9" (3.63m x 3.58m)

UPVC double glazed window to rear, picture rail, radiator.

BEDROOM THREE

10'5" x 8'2" (3.18m x 2.49m)

UPVC double glazed window to front, picture rail, radiator.

SHOWER ROOM

Opaque UPVC double glazed window to rear, white suite comprising: pedestal wash hand basin, close coupled W.C, corner shower enclosure housing a

mains controlled shower system, tiled walls, extractor fan.

OUTSIDE:

REAR GARDEN

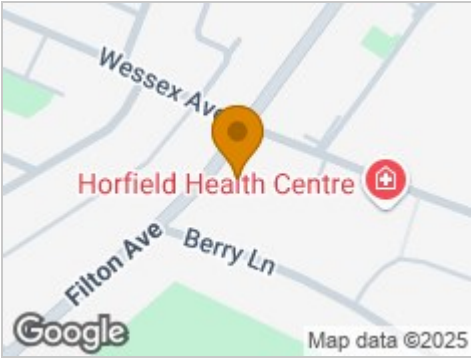
Good size garden laid mainly to lawn, patio, enclosed by boundary fencing.

FRONT GARDEN

Laid to stone chippings, pathway to entrance, enclosed by boundary wall and fence.



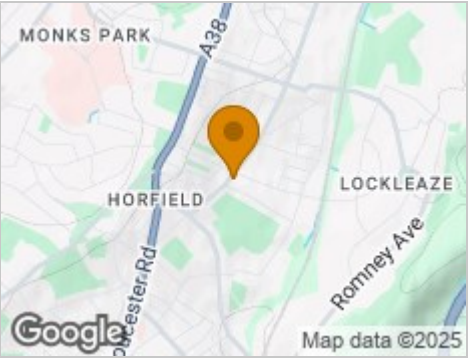
Road Map



Hybrid Map



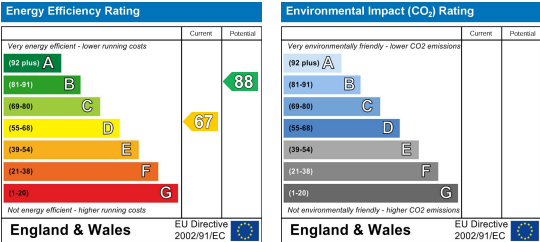
Terrain Map



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.